

*DRAFT*

JEFFERSON MANOR CONSERVATION PLAN  
(As Amended)



A Publication of Fairfax County, VA

Prepared by the  
Fairfax County Department of Housing and Community Development

Adopted by the Fairfax County Redevelopment and Housing Authority – May 30, 1991

Adopted by the Fairfax County Board of Supervisors on June 17, 1991

Revised: \_\_\_\_\_

(Proposed revisions appear in underline or strikethrough text)

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The FCRHA is committed to a policy of nondiscrimination in all FCRHA programs, services, and activities and will provide reasonable accommodations upon request. To request special accommodations call 703-246-5006, or TTY 703-385-3578. Please allow seven working days in advance of the event in order to make the necessary arrangements.



Equal Housing Opportunity





## **I. FOREWORD**

The Jefferson Manor Conservation Plan is a general guide that includes recommended policies and procedures for future development and improvement of the Jefferson Manor neighborhood. The requirements and provisions of the Jefferson Manor Conservation Plan will be carried out by the Fairfax County Redevelopment and Housing Authority (FCRHA) as provided under Title 36 of the Code of Virginia, as amended.

The basic goal of the Jefferson Manor Conservation Plan is to preserve the Jefferson Manor area as a stable residential community, to prevent the area from further deterioration, and to provide for its improvement in the future. The Jefferson Manor Conservation Plan is consistent with the goals of the Fairfax County Community Development Program which are (1) to produce, retain and improve low and moderate income housing in Fairfax County; (2) to eliminate conditions of slums, blight and deterioration and disorderly growth throughout the County; (3) to improve and preserve existing low and moderate income communities through the provision of public facilities and services; and (4) to maintain an ongoing comprehensive planning and citizen participation process to meet the aforementioned goals.

The Fairfax County Department of Housing and Community Development (HCD), under the auspices of the FCRHA, undertook a study of existing conditions in the Jefferson Manor area in the summer of 1990. This document, the Jefferson Manor Summary of Existing Conditions, was submitted to the FCRHA and the Fairfax County Board of Supervisors in the fall of 1990. Based on the information contained in the Summary of Existing Conditions, the FCRHA and the Board of Supervisors concluded that Jefferson Manor is a community which meets the criteria for the establishment of a conservation area, and would benefit from the adoption of a conservation plan. Accordingly, on December 10, 1990, the Board of Supervisors directed the FCRHA to prepare a conservation plan for Jefferson Manor in accordance with Title 36 of the Code of Virginia, as amended. The Jefferson Manor Neighborhood Improvement and Conservation Plan was subsequently adopted by the Fairfax County Board of Supervisors on June 17, 1991.

~~The Jefferson Manor Conservation Plan is presented on the following pages. The Conservation Plan could not have been developed without the assistance and continued support of the residents of Jefferson Manor, Lee District Supervisor Joseph Alexander, and the FCRHA. Their interest in the future of the neighborhood makes the conservation of Jefferson Manor possible.~~

## **II. BACKGROUND**

Jefferson Manor is located in the southeastern portion of Fairfax County between North Kings Highway and Telegraph Road. The community is located directly across North Kings Highway from the Huntington Metro Station.

Built in the late 1940's, the Jefferson Manor community was part of the post-World War II housing development in Fairfax County. It is a community of 555 duplex housing units developed over a two-year period between 1947 and 1949. Although there are three single family detached homes and two apartment complexes (consisting of 178

Apartment units) within the boundaries of the conservation area, the predominant housing type is the duplex. Since its development Jefferson Manor has continued to be a stable neighborhood. Approximately 65% of the 555 duplex units in Jefferson Manor are owner occupied. Jefferson Manor also includes a 13 acre park and the Huntington Station Shopping Center, a small community oriented shopping center on North Kings Highway across from the Huntington Metro Station. Since the opening of the Metro Station in 1983, this small shopping area has been refurbished.

In the spring of 1990, the Jefferson Manor Civic Association requested that the County prepare a Conservation Plan for Jefferson Manor. One of the many goals of the Jefferson Manor Civic Association was to maintain the stable residential character of the community. Over the years housing and public facilities in Jefferson Manor had begun to deteriorate.

The Jefferson Manor community identified conditions inhibiting a quality living environment for the existing residents. On April 30, 1990, the Fairfax County Board of Supervisors directed the FCRHA to survey the existing conditions in Jefferson Manor to determine if the area may be eligible for conservation in accordance with Title 36 of the Code of Virginia of 1950, as amended. Subsequently, the Department of Housing and Community Development undertook a comprehensive survey of existing conditions in Jefferson Manor based on a community questionnaire, data gathered from other County agencies, a windshield survey of public facilities and housing, analyses of data on housing and property values, and attendance at community meetings and discussions with residents. The more detailed description of conditions in the Jefferson Manor area is found in the Jefferson Manor Summary of Existing Conditions, prepared by the Department of Housing and Community Development in October 1990. Conditions in Jefferson Manor are briefly summarized later in the Conservation Plan. The two major conditions identified in the report were (1) the need for improvement of the majority of the housing stock, and (2) that most of the streets in Jefferson Manor were in need of repair.

### III. BOUNDARIES OF THE CONSERVATION AREA

The Jefferson Manor Conservation Area is located in the Lee Magisterial District of Fairfax County. It is generally bounded by Jefferson Drive on the north, Fairhaven Avenue on the south, North Kings Highway on the east, and Telegraph Road on the west. The conservation area boundary is described as follows:

BEGINNING at the point of intersection of the western right-of-way of North Kings Highway (Route 241) with the northern boundary of lot 24B Tax map 83-1, Double Circle Six, Single Circle Eleven, on Fairfax County, Virginia, Real Property Identification Map (hereafter referred to as Tax Map);

THENCE, from said point, running in a generally southward direction along said right-of-way to its intersection with the southern boundary of lot B Tax Map 83-3, Double Circle Two, Single Circle Five;

## JEFFERSON MANOR CONSERVATION AREA BOUNDARY



0 250 500 1,000 Feet

Fairfax County Department of Planning and Zoning  
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THENCE, from said point, running in a generally westward direction along the southern boundary of lots B, 3B, 4A, 4B, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, on Tax Map 83-3, Double Circle Two, Single Circle Five, continuing along the southern boundary of lot A on Tax Map 83-3, Double Circle Two, Single Circle Seven (also known as Jefferson Gardens Apartments) and continuing along the southern boundary of lots C1 and C Tax Map 83-3, Double Circle Two, Single Circle Seven (having no street address) to a point intersecting the western boundary line of said lot C;

THENCE, from said point, running in a generally northward direction along the western boundary of lots C, B, 25A, 25B, 26A, 26B, 27A, 27B, 28A, 28B, 29A, 29B Tax Map 83-3, Double Circle Two, Single Circle Seven, to the intersection of the northern property line of lot 29B Tax Map 83-3, Double Circle Two, Single Circle Seven;

THENCE, from said point, running in a northwestern direction along the western boundary of lots 16B, 16A and 15B Tax Map 83-3, Double Circle Two, Single Circle Six to a point intersecting the western boundary of lot 15B Tax Map 83-3, Double Circle Two, Single Circle Six;

THENCE, from said point, running in a northern direction along the western boundary of lots 15B, 15A, 14B, 14A, 13B, 13A, 12B, 12A, 11B, 11A, 10B, 10A, 9B Tax Map 83-3, Double Circle Two, Single Circle Six, to a point intersecting the southern boundary of lot 15, Tax Map 83-1, Double Circle One (also known as Jefferson Manor Park);

THENCE, from said point, running in a western direction along the southern boundary of said lot 15 to a point intersecting the eastern right-of-way of Telegraph Road (Route 611);

THENCE, from said point, running in a northeastern direction along said right-of-way to a point of intersection with the southern right-of-way of Farmington Drive (Route 1616);

THENCE, from said point, running in an eastern direction along said right-of-way to a point opposite the western boundary of lot 1 Tax Map 83-1, Double Circle Nineteen.

THENCE, from said point, running in a northern direction crossing Farmington Drive and continuing in a northern direction along the western boundary of said lot 1 to a point intersecting the northern boundary of said lot 1;

THENCE, from said point, running in a generally eastern direction along the northern boundary of said Lot 1 and Lot 2, Tax Map 83-1, Double Circle Nineteen to a point intersecting the western boundary of lot 5A Tax Map 83-1, Double Circle Six, Single Circle Eleven;

THENCE, from said point running in a northern direction across the western boundary of said Lot 5 and Lot 5B Tax Map 83-1, Double Circle Six, Single Circle Eleven to a point intersecting the northeastern boundary of said Lot 5B;

THENCE, from said point, running in an eastern direction along the northern boundary of lots 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 10A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B, 24B Tax Map 83-1, Double Circle Six, Single Circle Eleven to the point of BEGINNING.

The following properties are included in the boundaries of and shall be part of the Jefferson Manor Conservation Area:

Tax Map 83-1 ((6)) (6), (8), (9), (10), (11), (12), all parcels

Tax Map 83-1 ((1)) parcel 15, 87

Tax Map 83-1 ((19)) all parcels

Tax Map 83-3 ((2)) (1), (2), (3), (4A), (4B), (5), (6), (7), (8), (9), (13)

Tax Map 83-3 ((3)) all parcels

#### **IV. ~~EXISTING~~ CONDITIONS**

On December 10, 1990, the Board of Supervisors directed the FCRHA to prepare a Conservation Plan for the Jefferson Manor community. This directive was based upon identified conditions which substantiated the fact that Jefferson Manor was physically deteriorating and in need of conservation through appropriate public action.

These conditions, which were in accordance with the standards set forth in Section 36-48.1 of Title 36 of the Code of Virginia, as amended, are outlined below and are covered more extensively in the Summary of Existing Conditions submitted to the Board of Supervisors on December 10, 1990.

##### Housing

When compared to duplexes in Fairfax County as a whole, those in Jefferson Manor are older, smaller in size, and of lower appraised value. Due to the age of the housing stock, many of the homes were showing signs of deterioration. A windshield survey of housing conditions was conducted in the spring of 1990. The survey revealed that approximately 90% of the homes in Jefferson Manor are in need of improvement. An estimated 20% need major rehabilitation such as roof replacement and foundation work. The majority of respondents to a community needs questionnaire mailed to all residents and non-resident owners in Jefferson Manor cited homes in need of repair, and the general appearance of the community as two of the most pressing problems which the community needed to address.

##### Public Facilities

Most of the streets in Jefferson Manor were in need of repair. Narrow streets characterized by uneven pavement, pot holes, and cracked asphalt were more common. Sidewalks, curbs, and gutters were in poor condition. Sidewalks were broken and cracked throughout the community. The effectiveness of curbs and gutters had been compromised due to the construction of non-standard driveways by property



owners; in many cases storm water run-off is no longer channeled to storm sewer inlets. These conditions impeded automobile and pedestrian circulation and caused widespread drainage problems throughout the community. The sanitary sewer lines in Jefferson Manor were constructed in the late 1940's to early 1950's and they were in very poor condition.

Many respondents to the community questionnaire noted traffic problems, especially cut-through traffic traveling to and from the Huntington Metro Station. Inadequate parking was also noted by many respondents as an area of concern.

### Other Problems

While the need for improvements in housing and public facilities were the top priorities of the community, other areas cited for improvement included open dumping, reducing crime, expansion of recreational facilities at Jefferson Manor Park, and the provision of organized programs for youth within the community.

These conditions of deteriorated and deteriorating private and public facilities which are a detriment to the health, safety, and welfare of the community, warranted a comprehensive improvement program that directs both public and private resources toward alleviating these problems.

## **V. GOALS AND OBJECTIVES FOR JEFFERSON MANOR**

The basic goal of the Jefferson Manor Conservation Plan is to preserve the Jefferson Manor area as a stable residential community, to prevent the area from deteriorating, and to provide for its improvement in the future. The specific objectives to accomplish this goal are to:

- Conserve and improve the Jefferson Manor neighborhood and the affordable housing stock, and provide for new residential development at densities compatible with the community and consistent with the Conservation Plan.
- Stimulate the private rehabilitation of existing dwellings and ensure that the improvements are enduring and of high quality.
- Develop a program to provide for the improvement of streets, sidewalks, and other public facilities in areas of need as identified by residents, and to minimize cut-through traffic.
- Work with the Virginia Department of Transportation to improve the conditions and safety of the road system.
- Improve the storm water drainage system to provide for the efficient removal of surface water and to prevent any adverse flooding, erosion or ponding problems.
- Stimulate the development and improvement of commercial properties.

- Discourage trash dumping on vacant land and provide for the removal and clean-up of areas where there is litter and trash.
- Encourage local citizen leadership and participation in the upgrading of the area and in the decision-making process of the public improvement program.
- Ensure that all citizens in the area are compensated within the requirements of Federal and State law for any public actions concerning their property or household.
- Promote programs to ensure the protection and safety of the residents and their property.
- Ensure public and private improvements are planned, designed and coordinated in a manner which contributes to the aesthetic quality of Jefferson Manor and does not adversely impact existing traffic and parking conditions of the community.
- Ensure that the Fairfax County Comprehensive Plan is consistent with and promotes the purpose of the Jefferson Manor Conservation Plan.
- Develop and evaluate implementation strategies on an on-going basis to achieve the goals and objectives of the Conservation Plan.

## **VI. UNDERTAKINGS OF A CONSERVATION PLAN**

### **A. General Requirements (as described in 1991, with amendments proposed in 2011)**

This Conservation Plan shall be implemented by the FCRHA after it is approved and adopted by the Board of Supervisors. The FCRHA may delegate certain undertakings and action under the Conservation Plan to appropriate County agencies. The FCRHA and the Board of Supervisors shall each conduct a public hearing prior to approval of the Conservation Plan. All undertakings and actions under the power of eminent domain authorized in this Conservation Plan shall be deemed to be public uses as stipulated in Title 36 of the Code of Virginia, as amended. Under this Plan, the exercise of eminent domain by the FCRHA shall be made only in those instances where efforts to acquire land for public use through voluntary conveyance have failed. This Plan has been prepared in accordance with the requirements of the Code of Virginia, as amended.

### **B. Authorized Undertakings**

Within the Conservation Area, the powers of the FCRHA to carry out the work or undertakings called for in the Conservation Plan include the following:

Acquisition of Land - It is anticipated that acquisition by the FCRHA of property for

public use will be limited to the acquisition of dedications and/or easements as necessary for the construction of public improvements. The FCRHA may acquire other property through private purchase for the purpose of rehabilitation. The FCRHA may also acquire property designated as commercial and high density residential consistent with the Fairfax County Comprehensive Plan ~~on the Conservation Plan Land Use Map~~ to facilitate the redevelopment of this area.

Disposition of Land - The FCRHA may sell, lease, or otherwise convey any property acquired by the FCRHA under this Plan to public agencies or to private non-profit or profit entities for development in accordance with the provisions of this Plan, provided that it shall (1) use the land for the purpose designated in this Plan, (2) begin the building of improvements within a reasonable period of time, (3) comply with such other conditions as are necessary to carry out the purposes of this Plan.

Provision of Public Facilities - The FCRHA may provide for the installation, construction, or reconstruction of streets, utilities, parks, parking facilities, playgrounds, public buildings, and other site improvements, essential to the conservation or rehabilitation planned. A detailed master plan will be developed to outline specific public improvements in Jefferson Manor such as streets, traffic patterns, storm drainage, sidewalks, curbs and gutters, street lighting, and parking.

Financial Assistance - The FCRHA may provide financial assistance in accordance with the provisions of Title 36 of the Code of Virginia, as amended, for the planning, development, construction, repair, rehabilitation, or maintenance of residential or commercial buildings in the Conservation Area. The Jefferson Manor Conservation Area may benefit from FCRHA financing programs which include the Home Improvement Loan Program and the multi-family tax exempt bond program. Other financing sources may be used to assist rehabilitation and development in Jefferson Manor as they are available.

Other Actions - The FCRHA may undertake other actions in accordance with the provisions of Title 36 of the Code of Virginia to further the purposes of this Plan, after approval of the Fairfax County Board of Supervisors.

### C. Cooperation with County Agencies

Fairfax County and local agencies and authorities shall aid and cooperate with the FCRHA under the powers of the Code of Virginia, as amended, for the purpose of assisting the development and administration of the Conservation Plan.

## VII. RELATIONSHIP TO LOCAL OBJECTIVES

The Jefferson Manor Conservation Plan is consistent with the policies, goals and objectives of the Countywide Comprehensive Plan. The Fairfax County Comprehensive Plan divides the County into four planning areas, which are divided into planning districts that are further divided into community planning sectors. Some areas of the County are designated as special planning areas, such as the Huntington Transit Station Area. According to the Comprehensive Plan, the Jefferson Manor community is

located in ~~Planning~~ Area IV, Mount Vernon Planning District, Huntington Community Planning Sector, in the Huntington Transit Station Area. The Comprehensive Plan discusses the Jefferson Manor community in conjunction with the Huntington Metro Station Area. The Comprehensive Plan generally ~~It~~ describes Jefferson Manor as "a stable neighborhood of primarily duplex units that is planned for a density of 8-12 dwelling units per acre". Specific recommendations for Jefferson Manor discussed in the Comprehensive Plan include:

- Improve pedestrian facilities to provide better access to the Huntington Metro Station.
- Discourage non-local cut-through traffic.
- ~~Develop the vacant 4 acre site adjacent to the Huntington Gardens Apartments at a density of 16-20 dwelling units per acre taking the necessary measures to minimize the potential heavy traffic impact on adjacent communities.~~
- Redevelop the Huntington Station Shopping Center and the adjacent block of residential properties bounded by Jefferson Drive, Farmington Drive Monticello Road, Fort Drive and North Kings Highway with a mix of ~~retail and high-density residential units~~ uses as described in the Comprehensive Plan. The redevelopment should be coordinated with the Washington Metropolitan Area Transit Authority to ensure compatibility with the Huntington Metro Station.
- A density of 8-12 dwelling units per acre is planned for the remaining large area of duplex housing in Jefferson Manor.

The Existing Land Use Map ~~and the Conservation Plan Land Use Map~~ are ~~is~~ included on the following pages. ~~The Conservation Plan Land Use Map incorporates the recommended land use for Jefferson Manor as previously discussed in reference to the Comprehensive Plan.~~

The Jefferson Manor Conservation Plan also supports definite local goals and objectives with respect to the Fairfax County Community Development Program. The Jefferson Manor Conservation Plan is consistent with the following objectives of the Community Development Program.

- To identify areas of the County in need of neighborhood revitalization and to seek adoption by the Board of Supervisors of redevelopment and/or conservation plans under Title 36 of the Code of Virginia, as amended, or general neighborhood improvement plans, thereby allowing a comprehensive approach to meeting community development needs.
- To provide and improve housing and public facilities in accordance with implementation schedules.
- To correct health, safety and welfare violations in the County's low and moderate income communities.
- To provide support for the production of new housing for low and moderate income persons and the retention and improvement of existing low and moderate income housing.

In addition to the above, the Jefferson Manor community is a part of the Route One Rehabilitation District, which was adopted by the Board of Supervisors on November 22, 1982. The Conservation Plan is consistent with the goals of the Rehabilitation District. This district, established under Section 36-52.3 of the Code of Virginia, as amended, designates this area as one that, if not rehabilitated, is likely to deteriorate into an area of blight and confers on the FCRHA certain powers to finance improvements to property within the boundaries of the Rehabilitation District.

#### Coordination and Responsibilities of Public Agencies

The County and all of its agencies, authorities, boards, and commissions will cooperate with and assist the FCRHA in the implementation of the Jefferson Manor Conservation Plan. Overall coordination of the implementation of the Conservation Plan, including coordination with the State and its agencies, shall be the responsibility of the County Executive who is Secretary/Executive Director of the FCRHA. They shall work under the direction of the Board of Supervisors and the FCRHA through the Department of Housing and Community Development.

### **VIII. PROPERTY ACQUISITION**

Although substantial acquisition of property is not anticipated, acquisition of easements may be necessary for the construction of public improvements. The FCRHA is empowered to acquire properties within the Conservation Area by purchase or eminent domain pursuant to law for a public purpose. The FCRHA may also acquire other properties through voluntary sale for rehabilitation. Acquisition under the Conservation Plan shall be carried out, where applicable, consistent with the regulations of the Virginia Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1973, as amended, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Title 36 of the Code of Virginia, as amended.

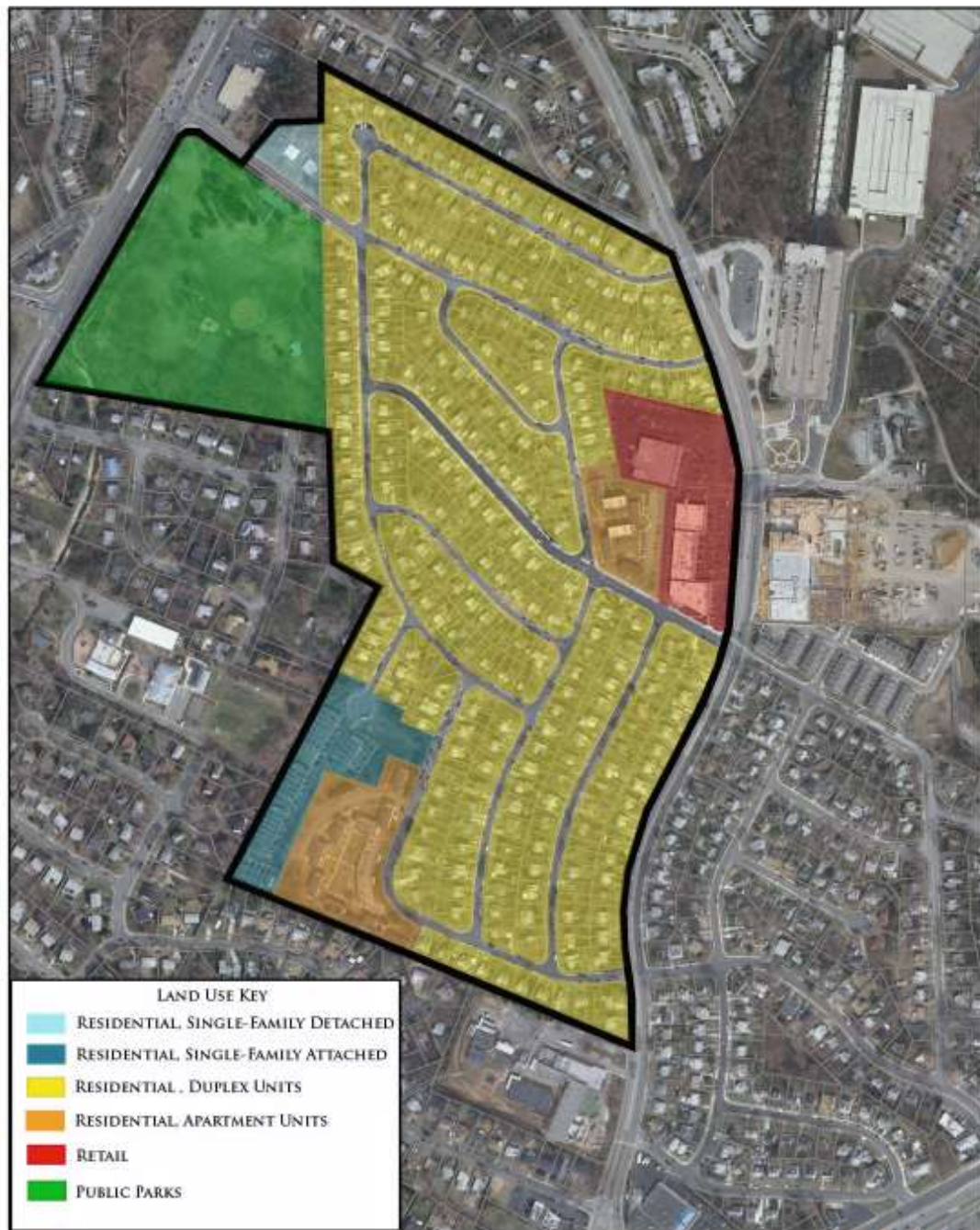
### **IX. RELOCATION POLICY**

Any displacement of persons or businesses located within the Conservation Area resulting from the acquisition and development of property by the FCRHA under this Plan shall be carried out in compliance with all applicable provisions of the Virginia Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1973, as amended, and, if applicable, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Section 104(d) of the Housing and Community Development Act of 1974, as amended, or relocation policies and procedures as approved by the FCRHA and the Fairfax County Board of Supervisors.

### **X. PROCEDURES FOR REHABILITATION**

The Home Improvement Loan Program is administered by the FCRHA to assist property owners within the Conservation Area in upgrading their properties. The program may be financed by both public and private funds.

## JEFFERSON MANOR CONSERVATION AREA: EXISTING LAND USE



0 250 500 1,000 Feet

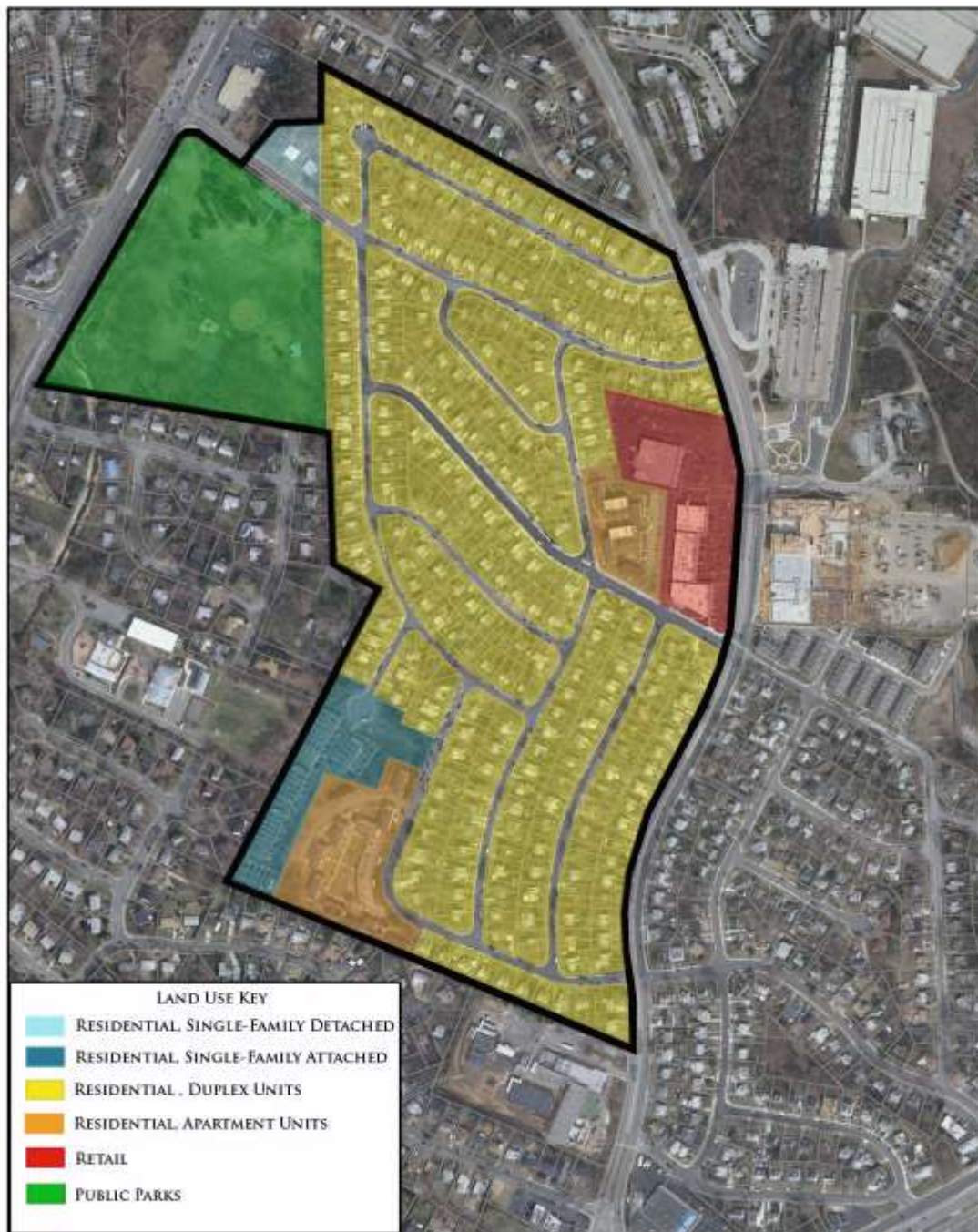
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## JEFFERSON MANOR CONSERVATION AREA: EXISTING LAND USE



0 250 500 1,000 Feet

Fairfax County Department of Planning and Zoning  
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AERIAL PHOTO FROM 2009. MAP CREATED BY THE DEPT. OF PLANNING AND ZONING, JANUARY 2011



Property owners in the Jefferson Manor Conservation Area may be eligible to apply for a home improvement loan through the FCRHA Home Improvement Loan Program. Loans may be made on a sliding scale of interest rate, based upon the FCRHA's policies and procedures for loan underwriting.

After rehabilitation, properties must be in compliance with the Conservation Plan, and housing hygiene and building codes applicable in Fairfax County, unless waived as provided for in Section XI, C, 2, b, of this Plan. The waivers shall apply only to recipients of home improvement loans and shall be used only in limited cases to allow for the economic rehabilitation of existing dwelling units without requiring unnecessary or excessive alterations or repairs.

The FCRHA may acquire properties through private purchase which are offered to it by the owners. Upon acquisition of such property, the FCRHA may, at its option: rehabilitate each structure according to accepted standards and then sell or lease it; or dispose of such property under conditions obligating the purchaser to rehabilitate the property within a period of eighteen months after transfer of title.

In order to ensure that the rehabilitation of FCRHA-acquired properties that are subsequently sold to private individuals is completed and that the property will be used in a manner which is consistent with the objectives of this Plan, the disposition documents shall contain the appropriate restrictions running with the land. Such restrictions shall be imposed as covenants running with the land for the duration of the Conservation Plan or the term of the loan, whichever is greater.

## **XI. REGULATIONS AND STANDARDS**

### **A. General Provisions**

The following controls and regulations covering land use and building requirements provide guidelines for the Conservation Area. Maximum ingenuity and freedom of design consistent with the objectives of the Conservation Plan are encouraged for any improvement or new development. Unless otherwise stated below, all capital improvement and development projects will be constructed or improved in accordance with the Conservation Plan and with all applicable local, state and federal regulations, statutes, ordinances and codes, including the Comprehensive Plan.

### **B. Development Review**

Upon adoption of the Conservation Plan, all of the following requests, plans, and proposals shall be forwarded by the County to the FCRHA to the Jefferson Manor Citizens Association for review. All regulations, limitations, and time schedules of the County shall be followed in reviewing and commenting on said documents. HCD shall work with a committee designated by the Jefferson Manor Civic Association in carrying out all such reviews as called for in this section of the Conservation Plan. The committee shall also have responsibility for keeping the community informed of such reviews including residents of the apartment complexes within Jefferson Manor.

1. Zoning Actions - The HCD, with the committee, shall review and comment on all new or pending zoning actions in the Conservation Area. All rezoning requests for properties that are wholly or partially within the Conservation Area boundaries shall be submitted to the committee at the same time as they are submitted to the County of Fairfax. All such requests will be reviewed with respect to their conformance with the objectives of the Conservation Plan.
2. Comprehensive Planning Actions - The HCD, with the committee, ~~shall~~may review and comment on all proposed Comprehensive Plan amendments to ~~the Area IV and Countywide Plans~~ pertaining to the Conservation Area. ~~All such amendments shall be submitted to the HCD at the same time as they are submitted to the Planning Commission.~~
3. Development and Site Plans - The HCD, with the committee, ~~shall~~may review and comment on all development and site plans for property in the Conservation Area. This review shall be coordinated with ~~the Department of Environmental Management~~ Department of Public Works and Environmental Services and will include, but not be limited to, site planning, architectural layout, materials to be used in construction, landscaping, access, advertising and identification signs, parking, vehicular circulation, and street and sidewalk improvements.

All proposed subdivision plans and all proposed development and site plans for projects that are wholly or partially within the Conservation Area boundaries shall be submitted to HCD for review and comment with the committee at the same time as they are submitted to the County of Fairfax.

4. Public Improvements - All public and quasi-public agencies which propose projects within the Conservation Area boundaries will be required to submit preliminary and final working drawings or site plans and building ~~elevations~~ plans in sufficient detail to show access, layout, landscaping, and construction to HCD for review and comment with the committee prior to the start of construction.

## C. Specific Regulations

### 1. Regulations Applicable to All Properties

- a. Statement of Purpose - A basic purpose of this Plan, in promoting rehabilitation and conservation within Jefferson Manor, is to provide standards for improvements which will serve the goals and objectives of the community. All improvements shall reflect quality in design, materials, and techniques. None of the regulations contained herein shall be construed to release any developer, owner, or other individual from required conformance to all applicable County regulations, controls, and ordinances.

b. Dedications/Easements –

1. No building shall be erected on or over any utility easement, unless expressly agreed to by all necessary parties.
2. No building, improvements, fence, or another barrier shall be erected on any pedestrian pathway easement.
3. Dedications/easements for a public purpose may be granted by property owners.

c. Street Standards - Waivers should be considered on standard street widths due to building setbacks and existing topographical conditions. Private service and access drives will be wide enough to handle the particular function assigned and shall comply with Fairfax County codes and ordinances. Design and traffic control provisions should be made to prohibit through-trucks from entering the Conservation Area. All newly constructed public or private streets shall be developed with curbs and gutters. Private entrances should conform to the Virginia Department of Transportation standards and the Fairfax County Public Facilities Manual.

The development of all streets should address the following objectives:

1. Adequate vehicular and pedestrian circulation into and through the Conservation Area;
2. Separation of pedestrian and vehicular traffic, where feasible;
3. Reasonable access to and egress from all land uses in an efficient manner;
4. Minimum obstruction to efficient traffic flow on all streets in the Conservation Area; and
5. The use of curb cuts to facilitate bicycle and handicapped movement.

d. Garbage and Rubbish - The following regulations shall apply to the removal of garbage, rubbish, and litter by property owners:

It shall be unlawful for the owner of any property, after having been notified by the Fairfax County Health Director, to fail to remove any and all garbage, rubbish, litter, or any other substance which have caused the premise to become unclean, unsightly, ~~insanitary~~ unsanitary, obnoxious, or blight to the community. When the County Health Director has determined that a violation exists, he/she shall notify the owner of the land or lot(s) in accordance with the

Fairfax County Code. If such garbage, rubbish, litter or other substances are not removed, the Fairfax County Director of Public Works shall cause removal and assess the cost and expense against the owner of such property, as provided in the County Code.

## 2. Regulations Applicable to Residential Areas

- a. Land Use – The land uses and intensity of development ~~maximum density and use of the land within the Conservation Area boundaries shall conform to the guidance of the Fairfax County Comprehensive Plan, as amended be the same as that specified on the Conservation Plan Land Use Map.~~ All uses shall conform with regulations which are enumerated in the Zoning Ordinance of the Code of Fairfax County, Virginia, as amended. ~~The recommendations of the Comprehensive Plan are consistent with and have been incorporated into the proposed Conservation Plan Land Use Map for Jefferson Manor previously referenced.~~ These Land use recommendations are listed as follows:

- Improve pedestrian facilities to provide better access to the Huntington Metro Station.
- Discourage non-local cut-through traffic.
- ~~Develop the vacant 4 acre site adjacent to the Huntington Gardens Apartments at a density of 16-20 dwelling units per acre taking the necessary measures to minimize the potential heavy traffic impact on adjacent communities.~~
- ~~Redevelop the Huntington Station Shopping Center and the adjacent block of residential properties bounded by Jefferson Farmington Drive, Monticello Road, Fort Drive and North Kings Highway with a mix of retail and high density residential units uses as described in the Comprehensive Plan. The redevelopment should be coordinated with the Washington Metropolitan Area Transit Authority to ensure compatibility with the Huntington Metro Station.~~
- A density of 8-12 dwelling units per acre is planned for the remaining large area of duplex housing in Jefferson Manor.

- b. Home Improvement Loan Recipients - Those property owners receiving loans from the FCRHA for the rehabilitation of their properties shall upgrade such properties to conform to housing hygiene and building codes applicable in Fairfax County, unless waived by the appropriate County body pursuant to applicable laws and regulations; and to conform to the Fairfax County Home Improvement Loan Program Policy and Procedures Manual.

## 3. Regulations Applicable to Residential and Non-Residential Mixed-Use Areas and Neighborhood Commercial Uses and Institutional Facilities.

The land uses and intensity of development intensity of land use for residential, non-residential and mixed use areas within the Conservation Area boundaries should shall conform to the guidance of that specified in the Official Zoning Map of Fairfax County the Fairfax County Comprehensive Plan, as amended. ~~Current zoning in Jefferson~~

~~Manor is illustrated on the following page. Commercial development will be limited to that portion of the Conservation Area so designated on the Conservation Plan Land Use Map. Only those uses permitted in the commercial districts of the zoning ordinances of Fairfax County shall be permitted in the Conservation Area. All uses shall conform with regulations which are enumerated in the Zoning Ordinance of the Code of Fairfax County, Virginia, as amended.~~

The following objectives shall be met by any ~~commercial or institutional~~ development:

- a. Redevelop the Huntington Station Shopping Center and the peripheral residential properties as described in the Comprehensive Plan. The redevelopment should be coordinated with the Washington Metropolitan Area Transit Authority to ensure compatibility with the Huntington Metro Station;
- b. The structures, signing, and lighting shall be innovatively designed to be compatible in scale and character with the neighborhood;
- c. ~~The commercial and institutional~~ uses shall be arranged in such a manner that they will not adversely affect other uses;
- d. Surface parking lots of five spaces or more shall be screened from a public road or street by walls or solid landscaping material at least five feet in height;
- e. Adequate and safe pedestrian access to the commercial, mixed use or institutional development shall be available from within the community; and,
- f. Current best standards for storm water management shall be encouraged in any mixed-use or commercial or institutional development within the Conservation Plan area.

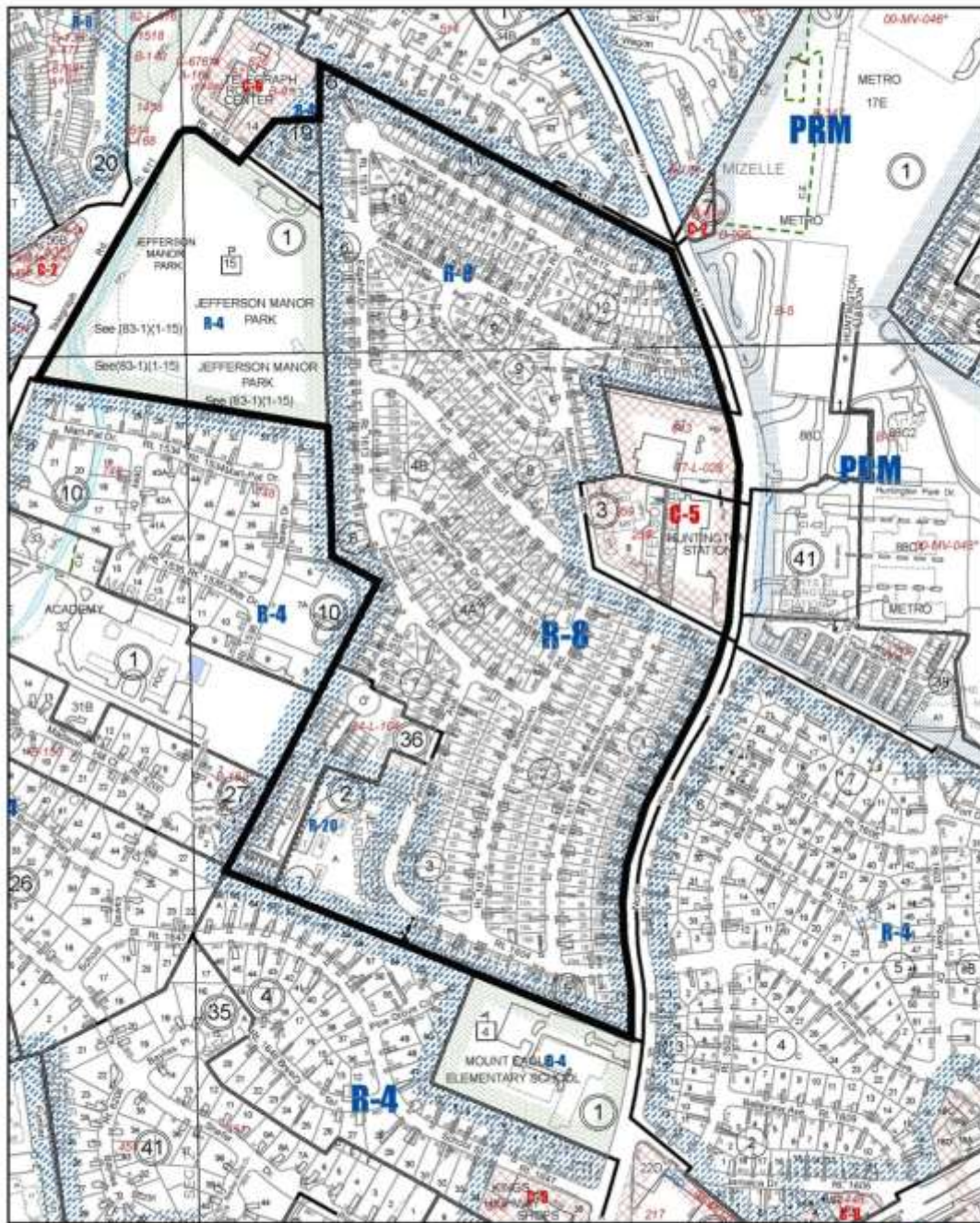
#### D. ~~Duration of~~ Controls, Regulations and Standards

The controls set out in the Plan are compatible with existing County Codes. Rehabilitation and new construction within the Conservation Area will, ~~for a period of twenty-five years from the date of approval of this Plan by the Fairfax County Board of Supervisors,~~ be subject to these controls, regulations and standards, and to any more restrictive provisions which may be contained in this Plan. ~~Any controls imposed in disposition documents relating to those properties acquired by the FCRHA will run for their stated time period.~~

## **XII. PROCEDURE FOR PLAN AMENDMENT**

All proposed amendments to the Conservation Plan shall be submitted to the FCRHA for the purpose of holding a public hearing to provide the opportunity for residents of the Conservation Area and all other affected parties to voice their views on the proposal. The FCRHA shall then submit the amendment and its recommendation to the Board of Supervisors for approval. Any Conservation Plan amendments that require an amendment of the Comprehensive Plan shall further require the approval by the Planning Commission of the amendment and the Comprehensive Plan change.

# JEFFERSON MANOR EXISTING ZONING MAP



CREATED BY THE DEPT. OF PLANNING AND ZONING. JANUARY 2011

### **XIII. TIME LIMITATIONS**

There is no stated limitation on the length of time within which the program activities must be completed.

### **XIV. PROGRAM FUNDING**

Funding from all sources allowable under Virginia law will be sought to finance approved program activities. The implementation of public improvements will be contingent on the availability of funds.



## APPENDIX

### RESOLUTIONS FROM THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY AND THE BOARD OF SUPERVISORS ADOPTING THE JEFFERSON MANOR CONSERVATION PLAN

1. Fairfax County Redevelopment and Housing Authority Item – May 30, 1991
2. Board of Supervisors item – June 17, 1991

FCRHA Agenda Item  
May 30, 1991

ACTION – A1

RESOLUTION NUMBER 29-91: APPROVAL OF THE JEFFERSON MANOR  
CONSERVATION PLAN (LEE DISTRICT)

ISSUE:

Approval by the FCRHA of the Jefferson Manor Conservation Plan and authorization by the FCRHA to forward the Jefferson Manor Conservation Plan to the Fairfax County Board of Supervisors with the recommendation that the Plan be adopted by the Board of Supervisors.

RECOMMENDATION:

At its meeting on May 22, 1991, the FCRHA Community Development Committee recommended adoption of Resolution Number 29-91 approving the Jefferson Manor Conservation Plan and forwarding the Plan to the Board of Supervisors with the recommendation that the Plan be adopted by the Board of Supervisors.

TIMING:

Action should be taken as soon as possible in order to forward the Jefferson Manor Conservation Plan to the Board of Supervisors prior to their public hearing on the Plan scheduled for June 17, 1991.

BACKGROUND:

In the spring of 1990, the Jefferson Manor Civic Association requested that the County prepare a Conservation Plan for Jefferson Manor. On April 30, 1990, the Board of Supervisors directed the FCRHA to survey the existing conditions in Jefferson Manor to determine if the area met the criteria for conservation in accordance with Title 36 of the Code of Virginia of 1950, as amended.

The Fairfax County Department of Housing and Community Development, on behalf of the FCRHA, undertook a study of existing conditions in the Jefferson Manor area in the summer of 1990. This document, the Jefferson Manor Summary of Existing Conditions, was submitted to the FCRHA and the Board of Supervisors in the fall of 1990.

Based on the information contained in the Summary of Existing Conditions, the FCRHA and the Board of Supervisors concluded that Jefferson Manor is a community which meets the criteria for the establishment of a conservation area, and would benefit from

FCRHA Agenda Item  
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the adoption of a conservation plan. On December 10, 1990, the Board of Supervisors directed the FCRHA to prepare a conservation plan for Jefferson Manor in accordance with Title 36 of the Code of Virginia, as amended.

The Department of Housing and Community Development, on behalf of the FCRHA, has held several meetings with the community and has prepared a conservation plan for Jefferson Manor. The Jefferson Manor Conservation Plan is a general guide that includes recommended policies and procedures for future development and improvement of the Jefferson Manor neighborhood. The requirements and provisions of the Jefferson Manor Conservation Plan will be carried out by the FCRHA as provided under Title 36 of the Code of Virginia, as amended. The Plan has been reviewed by the staff of the Lee District Supervisor, the County Attorney, and the Department of Environmental Management, the Office of Comprehensive Planning, the Department of Public Works, and the Virginia Department of Transportation. The Jefferson Manor Civic Association has reviewed the Conservation Plan and supports the adoption of the Plan by the FCRHA.

The goal of the Jefferson Manor Conservation Plan is to preserve the Jefferson Manor area as a stable residential community, to prevent the area from further deterioration, and to provide for its improvement in the future. The Jefferson Manor Conservation Plan is consistent with the goals of the Fairfax County Community Development Program which are (1) to produce, retain and improve low and moderate income housing in Fairfax County; (2) to eliminate conditions of slums, blight and deterioration and disorderly growth throughout the County; (3) to improve and preserve existing low and moderate income communities through the provision of public facilities and services; and (4) to maintain an ongoing comprehensive planning and citizen participation process to meet the aforementioned goals.

Through approval of Resolution 29-91 the FCRHA approves the Jefferson Manor Conservation Plan and transmits the Plan to the Board of Supervisors with a recommendation that the Board adopt the plan. A public hearing by the Board of Supervisors is scheduled for June 17, 1991, at 4:00 p.m. Section 36-49.1 of the Code of Virginia of 1950, as amended, requires the Board of Supervisors to conduct a public hearing prior to approval of a conservation plan.

ENCLOSED DOCUMENTS:

Attachment 1: Resolution Number 29-91

Attachment 2: Jefferson Manor Conservation Plan

FCRHA Agenda Item  
May 30, 1991

STAFF:

Walter D. Webdale, Director, Department of Housing and Community Development (HCD);

Bruce A. LaVal, Director, Community Development Division, HCD;

Audrey Spencer-Horsley, Chief Planner, Community Development Division, HCD;

Deidre M. Ricks, Community Program Coordinator, Community Development Division, HCD.

RESOLUTION NUMBER 29-91:

APPROVAL OF THE JEFFERSON MANOR CONSERVATION PLAN (LEE DISTRICT)

WHEREAS, past and current studies and analyses have documented the serious problems and deteriorating conditions in the Jefferson Manor Area, including the need to upgrade housing and public facilities; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") and the Board of Supervisors have investigated the Jefferson Manor Area and have found such area feasible for conservation; and

WHEREAS, on December 10, 1991, Board of Supervisors directed the Authority to prepare a Conservation Plan in accordance with Title 36 of the Code of Virginia, as amended; and

WHEREAS, the Department of Housing and Community Development, on behalf of the Authority, has met with residents of Jefferson Manor and prepared the Conservation Plan dated May 1991;

WHEREAS, the Authority is specifically empowered to carry out the work or undertakings as called for in the Conservation Plan under Title 36 of the Code of Virginia, as amended; and

WHEREAS, the Authority held a public hearing on the Jefferson Manor Conservation Plan on May 30, 1991.

NOW THEREFORE, BE IT RESOLVED THAT the Authority approves the Jefferson Manor Conservation Plan and transmits said Plan to the Fairfax County Board of Supervisors for its consideration with the recommendation that it be approved and adopted.